

**TOWN OF TRYON
BOARD OF COMMISSIONERS
JANUARY 21, 2020, 6:00 P.M.
TRYON TOWN HALL – MCCOWN ROOM
WORK SESSION**

Present: Mayor J. Alan Peoples
Commissioners: Crys Armbrust, Bill Crowell, Bill Ingham
Staff Present: Town Manager Zach Ollis
Police Chief Jeff Arrowood
Fire Chief James "Tank" Waters
Town Attorney William Morgan
Mayor Pro Tem Chrelle Booker
Planning Director Tim Daniels
Public Works Director Jody Morse
Harmon Field Superintendent Travis Aldred
Secretary/Cashier Meg Rogers

Absent: Town Clerk Susan Bell

CALL TO ORDER

Mayor Peoples called the work session to order.

Items discussed:

1. **Polk County Appearance Commission Award** – Ingham commented that the Polk County Appearance Commission had requested a representative to receive an award for the stage cover at Rogers Park to be presented in two weeks at the Polk County Board of Commissioners meeting on Tuesday, February 4. Commissioner Ingham stated he would attend to accept the award.
2. **IPDC legislative update gathering** – IPDC was holding a legislative update gathering on Monday, January 27, 2020 at 9:30 am at Tryon International Equestrian Center with a RSVP required to attend. Commissioners Ingham and Armbrust indicated they wished to attend.
3. **Dark Skies Initiative of the Polk County Appearance Commission** – Town Manager Ollis reported that the Polk County Appearance Commission had sent out a model ordinance they wanted all Polk County town governments to adopt and implement to encourage use of LED focused lighting to reduce light pollution. Town Manager Ollis stated that Tryon had implemented some of this technology already in accordance with the national dark sky initiative and would put it on a future BOC agenda and check on technology to implement in the future. Commissioner Crowell asked if Tryon's existing downtown streetlights could be retrofitted to use directed LED bulbs and commented that Stott's Ford's new lights were lighting up too much area and were directed too high and should be redirected downward, if possible.
4. **TRYON letters sign on bank near Clock Tower** – Mayor Pro Tempore Booker distributed images of large letter signs in other cities for review for putting "TRYON" letter sign in downtown. Booker's research on the HOLLYWOOD sign yielded that the sign only had to be repainted every ten years and was low-maintenance. Commissioner Armbrust asked where Booker wanted the sign placed. Booker responded that she would like the sign placed on the bank near the clock tower below the railroad tracks. Armbrust asked about size and commented that it was important that the scale should be appropriate to the small downtown size. Commissioner Crowell asked if the trial sign placed on the hill was too small or too big and response was the trial sign was too small. Crowell commented that the cutout letters were relatively inexpensive to make. Booker stated she did not want expensive letters. Crowell commented that a local person, Alex Trumble, could make TRYON letter signs. Booker briefly reviewed results of her research on the HOLLYWOOD sign with respect to security, inaccessible location, trademark, low-maintenance, materials: oil-based paint, corrugated metal or flat metal, clear or colored gel coloring. Booker also reported that the HOLLYWOOD sign had been funded by donors for individual letters and suggested that sponsors could be solicited to pay for the individual signs for Tryon's sign. Commissioner Armbrust commented that the letter sign should be lit a night. Booker commented that she had spent time in Charlotte speaking with someone who mistakenly thought the Town of Tryon was the same as Tryon International Equestrian Center. Locating the bigger letter signs higher on the bank at the trial sign location was recommended. Ollis asked if the letters should

be elevated like the HOLLYWOOD sign or flat with the terrain. Booker thought it would be better elevated a little. Crowell commented that Alex Trumble could do up to 4-foot by 4-foot letters on his plasma cutting table in 1/8 inch steel plate that could be powder-coated white for durability with spikes secured in cement for installation high on the bank near the clock tower. If the project moves forward, Booker asked if the Board members wanted the Town of Tryon logo inside the letter "O" in "TRYON". Possible trademark issue with other "Tryon" communities around the globe was discussed briefly with the recommendation that the Tryon logo inside the letter "O" would differentiate the sign from other trademarked "TRYON" logos. Ingham, Armbrust and Booker liked the suggestion to put the Tryon logo inside the "O" of "TRYON". Town Manager Ollis liked the block letter font used in the HOLLYWOOD sign but was not sure if it would accommodate the Tryon logo inside the letter "O". Town Manager Ollis stated he would send font samples to the Board members. The font should have a circular "O" rather than an oblong letter "O" to provide room for the Town logo. The Board Members liked the serif font with the round "O" of the blue and black Tryon sign in the McCown Room. Ollis was not sure what font that was, but Armbrust suggested that Paula Kempton had ordered the McCown Room sign and might know the font. Booker was not sure that a serif font was as readable. Armbrust thought a serif font added interest. Commissioner Armbrust suggested that 3-D shadowing might look good and Crowell commented that 3-D would make the letters stand out. Crowell commented that 3-D shadowing might be good too, but there was some concern about how to do the shadow with powder-coat on a 2-D sign. Commissioner Crowell would ask Trumble for input on the logistics of adding 3-D shadowing. Armbrust suggested testing the location size and alignment before finalizing the installation. Crowell commented that during installation, leveling technology could be used to get the letters aligned straight.

5. **Christmas Decorations Removal-** Armbrust asked Ollis if the downtown Christmas decorations had all been taken down and Ollis would check on that.
6. **Withers-Ravenel 15-year Capital Improvement Plan.** Various draft CIP plans offered 1% to 5% alternatives. CIP Option E plan was reviewed which included a 3% per year increase in rates. Town Manager Ollis asked the Commissioners to review the CIP Option E plan and he would put it on the February 2020 meeting agenda to start the process.
7. **Sewer Mapping** – Ollis stated that Withers Ravenel had been asked to apply for funding to map the Town of Tryon sewer line system for the Braewick line issue. Braewick manhole replacement and Melrose extensions
8. **Pond at sewer plant** – The pond at the sewer plant had a backwash problem where a 10-inch pipe flowed into a 6-inch pipe causing the backwash. Spicer On Call was scheduled to come out next week for dredging the settling pond to remove 130 cubic yards of dirt using dewatering bags. Town Manager Ollis commented that he was checking on possible worker-procedure involvement to see if procedural change of flow rate might improve the issue. Ollis commented that other municipalities had kept similar permitting to allow them to do back washing as Tryon would like to do but no longer has permitting to do.
9. **Lake Lanier Dam as part of CIP & Lake Lanier as separate water district** – Town Manager Ollis had spoken with NC State regarding the stress of the Lake Lanier Dam. Ollis wanted to update the Capital Improvement Plan to include the Lake Lanier Dam which could help with the South Carolina DHEC inspection. Ollis would also be researching setting up Lake Lanier as a separate water district for different rates there.
10. **Sewer Clogs** – Tryon Public Works Department had been called to deal with sewer line clogs and complaints had come from customers that the Public Works staff couldn't get to them fast enough. Town of Tryon ordinance stated that the Town of Tryon was not responsible for sewer line from house to Town of Tryon sewer line. Sewer line from house to sewer tap was homeowner responsibility. Broadway and Second Street had many crushed customer lines. Public Works crew cleared a line behind Commissioner Armbrust's residence that ran into Keith Grady property sewer line with the sewer tap at the bottom of the hill for multiple homes with the lower houses most effected when sewer line backed up. Inappropriate items were observed during recent unclogging work including paper towels and grease. A leaking service line to a house that no longer existed was found at the Tryon Methodist Church parking lot which was built

over property that once had four houses with water service caused standing water reported by the church.

11. **Sister City International Information Packet** – Town Manager Ollis distributed copies of the Sister City International information packet. Ollis pointed out the Partnership Agreement on page 1 that had to be approved and sent to Gstaad. Ollis would handle the process and schedule the signing ceremony. The application form for Sister Cities International on page 2 included dues of \$190 per year. Approval to begin this process needed to be added to the meeting agenda for tonight's regular meeting so the document could be sent to Gstaad for their approval so the signing ceremony could be scheduled for both groups. Commissioner Armbrust had booked tickets to go with the Polk County Film Initiative group to attend the Gstaad Film Festival. Armbrust commented that Sister Cities International was considered to be a good economic development initiative with some connection to the Nina Simone Project because Nina Simone lived in Switzerland for two years. Armbrust also stated that he had been added as a staff member for a jazz festival to be held in Switzerland. Town Manager Ollis had checked with the UNC School of Government regarding the state laws for occupancy tax use and had been told that the limitations were generic and any use approved by the local Tourism Development Authority (TDA) as promoting tourism was allowed. Ollis had also checked with the Town Attorney. Polk County Film Initiative (PCFI) had asked for \$2,500 from the Tryon Tourism Authority and was asking for an additional \$2,500 from the Tryon Board of Commissioners to support the Tryon International Film Festival (TRIFF) and the partnership with Gstaad and their film festival. PCFI's TRIFF was clearly a tourism activity. Commissioner Armbrust asked if the Tryon Board of Commissioners needed to approve the \$2,500 for PCFI TRIFF from Tryon's General Fund. Town Manager Ollis stated that no vote was required. If the Tryon Tourism Authority approved \$2,500 as well, then a total of \$5,000 would be allocated for PCFI and the TRIFF.
12. **Gateway Project** – Commissioner Armbrust commented that the gateway project had approval and asked Town Manager Ollis for timeline for the project. Ollis responded that he would be calling project engineer Paul Mills the next day for update on project design and then the project would go out for bids. Site Design would request quotes from their standard list of providers. Armbrust asked that the rails be green rather than one of the other color options because green would blend best with the rural setting.
13. **Lake Lanier Dam Inspection** – Commissioner Crowell was not satisfied with \$60,000 estimate to drain lake down as required for SC DHEC inspection. Crowell had obtained a quote from Sunbelt to do the same draining work for \$30,000 with Town providing fuel. Crowell asked why the lake needed to be lowered if the contracted inspection company would be utilizing divers. Considerations to prevent the Town's water intake at the lake from taking in air were discussed. Three pumps would be used to lower the lake. Crowell asked that the road over the dam be closed for the duration of the lake lowering process to provide space for the pumping work. Ollis responded that he believed that the road closure for a month would not be a problem. Commissioner Armbrust commented that the road over the dam should be closed permanently. Crowell asked that a speed bump be placed on Jervey Road to slow traffic during the project and for 20 MPH speed limit signs be installed on Jervey Road. According to Town of Tryon Policy, Ollis had asked for homeowners along Jervey Road to sign the petition to approve the speed bump. 75% of residents would constitute approval. Ollis commented that the speed bump could be installed without the residents' approval but that would not be according to Tryon Policy and asked Commissioner Crowell if the residents had signed the petition to which Crowell responded they had not. Crowell commented that there was a sinkhole on Jervey Road. Ollis responded that Public Works Director Morse was looking at it. Ollis reported that Darryl Rice Paving had come out to provide a quote for paving Jervey Road and Ollis would meet with Public Works Director Morse the next day to work on it. Possible causes of the sinkhole were discussed briefly.
14. **Construction in Tryon** – Commissioner Armbrust asked that everyone be aware of and appreciative of the massive amount of building going on in Tryon. Ollis commented that the whole block was going to change
15. **Potential Parking Garage** – Commissioner Armbrust had e-mailed Town Manager Ollis that Armbrust had been in contact with a property owner of a potential site for a downtown parking

garage to see if the owner had any future uses planned for that property. Armbrust did research on standard construction costs of a non-prefab parking deck which averaged \$19,000 per parking space which was similar to a past cost estimate provided by Mayor Peoples. Armbrust estimated that the proposed site could accommodate five levels for parking and still remain within the 30-foot height limit ordinances of the downtown.

16. **New Park Proposal** - Mayor Peoples reported a citizen made a suggestion to him recently about converting the wetland property off of Highway 108 where the beavers were into a Town park, possibly with raised wooden walkway over the wetland area and with signs identifying trees and plants to provide a walking area and improved gateway appearance.

Mayor Peoples entertained a motion to adjourn the work session. Commissioner Armbrust so moved. The motion carried unanimously.

J. Alan Peoples, Mayor

Attest:

Susan B. Bell, Town Clerk